



**MINUTES OF MEETING OF THE CITY COUNCIL
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, October 7, 2003, 8:00 p.m.**

MEETING

The Meeting of the City Council was called to order by Mayor Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council Member Ward.

ROLL CALL

Present: COUNCIL MEMBERS Jimenez, Hilson,
Rodriguez, Ward, Dowling, Henson
MAYOR Cooper
Absent: None

PRESENTATION: Business Recognition Award

The October Business Recognition Award was presented to GRAE Ventures, LLC. GRAE is responsible for developing the new Hayward Target store at I-880 and Whipple Road and the Walgreen's/Office Depot Shopping Center at Hesperian and Winton. GRAE Ventures is a California-based shopping center development company with a history of outstanding performance. GRAE Ventures was ranked among the top 15 retail developers in the East Bay Times for 2002. GRAE is both the developer and property manager of its portfolio of shopping centers. All of its completed centers are 100% leased. The City of Hayward presented the Business Recognition Award for October 2003 to GRAE Ventures for their contributions to the Hayward economy by bringing quality shopping centers and employment opportunities to the residents. Graham Allchorn, President and co-founder of GRAE Ventures, accepted the award and acknowledged Planning Manager Anderly, CED Director Ehrenthal, and City Manager Armas for their excellent service.

PUBLIC COMMENTS

Barbara Swarr discussed budgets and the current economy.

Franciso Abrantes commented on a sidewalk obstruction near his home, which he had previously reported to the City.

Jason Moreno announced that the Neighborhood Alliance will conduct a school board candidates' debate at 2:00 p.m., on October 18.th He also announced weekend events at Cal State (Fall Festival) and the Greek Festival.

CONSENT

1. Approval of Minutes of the City Council Meeting of September 23, 2003

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It was moved by Council Member Ward, seconded by Council Member Hilson and unanimously carried to approve the minutes of the City Council Meeting of September 23, 2003.

HEARINGS

2. Appeal of Planning Commission Approval of Administrative Use Permit No. PL-2003-0306 - Request to Eliminate Front Yard Landscaping and to Reduce Rear Yard Landscaping – Ghulam Azad (Appellant), Azizi Wassim (Owner) – The Property is Located at 27794 Mission Boulevard, at Douglas Street

Staff report submitted by Planning Manager Anderly, dated October 7, 2003, was filed.

Planning Manager Anderly made the staff report, noting the differences in the building elevations that were presented to the Planning Commission. Staff is supportive of the project as approved by the Planning Commission. She noted that the neighboring business is objecting to the applicant's proposal, as it will obstruct the view of his business. Ms. Anderly also noted that there was a telephone call from developer Sherman Balch who supports landscaping on Mission Boulevard. There were no other comments received. There was discussion on the landscaping setbacks and the applicant's request to eliminate the front landscaping.

Council Member Hilson suggested that there should be a recycling area for broken glass.

Mayor Cooper opened the public hearing at 8:34 p.m.

Azizi Wassim reported that he has been the owner of this business for over ten years. He submitted a neighborhood petition that also included a customer listing encouraging his business. He requested nine feet of landscaping rather than the 18 feet required by staff. In response to a Council Member question regarding his relationship with the auto dealership next door, he commented that the owner of the dealership is a regular customer of his services.

Council Member Henson asked the applicant what the most problematic issue was. Mr. Wassim said partly his problem was the landscape maintenance, but that his preference would be to build five feet south. His main problem was losing the parking space in the back.

Council Member Ward thanked him for locating his business in Hayward. He asked about the preference in not doing the landscaping or building on the property line.

Council Member Hilson felt that the building itself was particularly unattractive. He discussed the front elevation and asked staff to suggest variations to its appearance. He also inquired on the petitions that the applicant submitted and what they might mean.

La Von Ringstrom stated that she is the owner of the property next door, which is the auto dealership. She indicated that moving the building to the front of the property would block the vision of the dealership for those coming down Mission. She and her daughter agreed that what the



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Planning Commission approved was acceptable. Any other change would cause a hardship to the auto dealership.

Jason Moreno asked about future development on the vacant lot south of this business. Staff responded that in the past there was some interest to develop that site.

Barbara Swarr asked whether this property is in the area that would be widened in future plans.

City Manager Armas explained that there are no plans to encroach on existing businesses in this area.

Mayor Cooper closed the public hearing at 9:09 p.m.

Mayor Cooper reminded the Council to consider and look more toward the long term. There is an opportunity with this business to encourage and make businesses more attractive and urged Council consideration on this issue.

Council Member Jimenez stated that the trend is to allow automotive industry along Mission Boulevard.

Council Member Hilson questioned whether this was a kind of business that Council was trying to encourage along Mission Boulevard. He moved to uphold the Planning Commission's recommendation and that staff work with the applicant on making the building more attractive to eliminate the look of auto bays all around the building. Council Member Dowling seconded the motion.

Council Member Henson said he felt that the applicant agreed with the landscaping plan and that the building and business would be an attractive addition to the area.

It was moved by Council Member Hilson, seconded by Council Member Dowling, and carried to adopt the following resolution by the following roll call vote:

Resolution 03-132, "Resolution Finding the Project Categorically Exempt from CEQA Review, Denying the Appeal of the Planning Commission's Decision and Approving Administrative Use Permit No. PL 2003-0306 - Ghulam Azad (Appellant), Azizi Wassim (Owner)"

AYES: Council Members Hilson, Rodriquez, Ward,
Dowling, Henson
MAYOR Cooper

NOES: Council Member Jimenez
ABSENT: None
ABSTAINED: None

LEGISLATIVE BUSINESS

3. Change of Lancaster Road between Warwick Place and Oakes Drive to One-Way Operation

Staff report submitted by Deputy Public Works Director Bauman, dated October 7, 2003, was filed.

Public Works Director Butler explained that the Woodland Estates residents asked for this change because of the amount of traffic on this street. He noted that a lot of people use Lancaster Road as an alternative to Oakes Drive. The roadway is narrow and has blind curves in various areas. He noted that to make this change, the homeowners in the area needed to show their support. The majority voted to endorse this change.

Council Member Henson asked about emergency vehicles and response time as well as noticing the neighbors as to the change.

Council Member Hilson asked if there were any negatives to consider in this change.

Public Works Director Butler commented that there would be some inconvenience for the residents, but other than that, none.

Council Member Dowling asked whether people might now use Warwick more. He then thanked the neighborhood for bringing this forward and staff for working with the residents as well.

Public Works Director Butler said it is not likely since it does not offer the same convenience of Lancaster.

Council Member Ward asked if there were any other one-way streets in the Oakes area.

Public Works Director Butler responded that there were none.

Mayor Cooper opened the public hearing at 9:23 p.m.

Jerry Fieger, resident of Lancaster Road, thanked the Council and staff for the information they provided to the homeowners in the area. He indicated that there was an overwhelming consensus to try this as a long-term solution to traffic problems in the area.

Mayor Cooper closed the public hearing at 9:24 p.m.

It was moved by Council Member Jimenez, seconded by Council Member Henson, and unanimously carried to adopt the following resolution:



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Resolution 03-133, "Resolution Approving the Change of Lancaster Road from a Two-Way Circulation to a One-Way Circulation in an Eastbound Direction Between Warwick Place and Oakes Drive and Adding the Change to the Hayward Traffic Regulations, Article 2, Section 2.00 One-Way-Streets"

COUNCIL REPORTS

There were no council reports.

ADJOURNMENT

Mayor Cooper adjourned the meeting at 9:26 p.m., in memory of John A. Craig, a veteran and former President of the Hayward-Funabashi Sister City Committee, and husband of Ruth Forbes, the former Assistant to the Mayor.

APPROVED:

Roberta Cooper, Mayor, City of Hayward

ATTEST:

Angelina Reyes, City Clerk, City of Hayward

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